

Hide Tower Resident Management

Minutes of Hide Tower RMB Annual General Meeting held on Wednesday 29th September 2021 at 7pm in the meeting room.

The meeting commenced at 7pm. Inga Dahl was in the chair; there were 19 members in attendance, as well 2 members who joined by Zoom, as did the auditor Sandra Lau as Pauline Addison, Jon Terry the Accountant

Attendees:

Mr & Mrs Weldin	Calista Lucy	Maureen Stephenson
Liam Stephenson	Tyrone Brandon	Jim Beales
Simon Graves	Luis Luna	John Robinson
Brian Abell	Birgit Grasberger	Rupinder Mangat
Fiona Hughes	Danny Bresnihan	Nick Walker
Nadean Stewart	Imaan Williams	Mr Soltanzadeh
Zoom	Kathy Abbott	Oscar Ces

Welcome

ID opened the meeting by welcoming all members and asked if they had read the minutes of the last AGM 2020 and if they agreed. MS proposed and MW 2nd ID asked for a show of hands and all in agreement

Chairman's Address

ID went onto to say that you will have all read the annual report, she said she wouldn't expand further, only to say that it had been a very trying year with the lockdowns, and with the major works starting and stopping, and the leak that has now been repaired.

ID went onto introduce the auditor Sandra Lau from Blackman Terry to give an audit report.

Auditors Report

Sandra Lau introduced herself and explained that she was representing Blackman Terry. She explained this was the audited accounts for the year April 20/ March 21. Sandra said that you will have a pie chart in your paperwork showing income, expenditure, and surplus made, she was going to talk about the highlights.

Sandra firstly expressed that Lawrence Rose who had prepared the accounts said that thanks to Pauline's good book-keeping it made the audit straight forward with no queries and gave a true and fair view of the accounts.

There were two parts to the accounts - the balance sheet shows a point in time on a particular day and the profit and loss is over a period time.

The highlights are that we had made a surplus of £26,019. This was due to an income of £195,440 received from Westminster for the general allowance and for rechargeable work in void properties. This was in comparison to a deficit of £2,021 last year.

Looking at expenses most were in line with last year, wages for staff was a little less this year but that was because a staff member left during the year. There was also a one-off payment of £3,791 to JR Associates for the Health and Safety working manual. Repairs was also slightly lower than previous year. Establishment costs for rent, rates, and insurance remain in line with previous year, and repairs and maintenance were lower, which was probably down to less repairs carried out because of the lockdown.

Sandra concluded by informing that we have a healthy bank balance of net £437k and were in a good strong position. With that she finished her report and asked if anyone had any questions. As there weren't any she left the meeting.

Appointment of Auditors

ID proposed to members if they accepted the accounts, and all voters were in favour. She then asked to re-appoint Blackman Terry LLP as Auditors. A majority vote in favour.

Election of Committee

ID informed that all members of the existing committee need to agree to be re-elected. **ID** asked those members present at the meeting, Maureen Stephenson, Ted Weldin, Marguerite Weldin, Birgit Grasberger, Liam Stephenson Simon Graves, and Inga Dahl who was in the chair, all agreed to stand to be re-elected. This was agreed by all members present.

ID said that we had received 5 nominations to be new committee members - Nick Walker, Andreas Gregoriou, Fiona Hughes, Danny Bresnihan, and Rupinder Mangat.

It was proposed that we accept the applications with a majority vote in favour. **ID** welcomed the new members saying that the TMO it is a good thing to be part of and that she was looking forward to the next committee meeting.

Resolutions

There were no resolutions

Continuation of managing the block

ID asked members present if they wanted the RMB to continue managing the block and asked for a show of hands. There was a majority favour of this.

With that being the end of the meeting asked **ID** asked if there were any questions.

AOB/ Questions

JB asked a question regarding the repairs section in the annual report and wanted to know why we had paid for rewiring 3 void properties, when it should have been Westminster's to pay. **PA** explained that we are responsible for void properties and carrying out any repairs up to £5k and that anything above that figure then becomes the responsibility of Westminster.

RM asked why when the RMB want to fund the decorations to the landings why we can't use our own contractors, who we know will do a good job. **PA** and **MT** explained that as it's a big job, which is classed as major works, so it needs to be project managed, and as United living

are on site, it has been given to them to manage it. **PA** explained that this is not what we wanted but this is the situation. **MT** explained that whilst we are the managing agents, it is Westminster's property, and they need to see that it is managed properly. There was disgruntlement around the room with United Living, some members being dissatisfied with their workmanship. **SG** asked that we need to arrange coherent meeting as he believes that project X251 is being gravely mismanaged. There were concerns about the ventilation work which is still left to be done.

RM said that we all want to be involved and not left with someone else's decision - we want better communication with Westminster.

SG raised the ongoing drainage issue and said that another year on and still no progress has been made with the drains, the nasty smells, and flies. It is a serious problem to residents living in the building. **PA** explained that since the last AGM, through **MT** highlighting resident dissatisfaction to Jim Paterson in Westminster, it was given priority, but it didn't come to much. They asked UL as they were on site, to arrange a survey of all the ground floor internal and external manholes and drain runs. This was carried out last October by London Drains and a report was given back to Westminster, but since then nothing further has happened. The block was halfway through a stack cleaning before lockdown, but it hasn't been picked up again. **MT** will chase this up with WCC.

DB wanted to ask about communal lighting as some members had received their service charges and the communal charges had gone through the roof. There was a discussion about the extortionate costs for service charges. **MS** said we didn't have the answers to these questions and would need to set up a meeting with WCC to discuss further.

SS said he had been a long-term resident in Hide Tower and always loved living here, but not so recently, as he was unhappy with United Living's work and the portacabins and skips permanently in the building. He was not happy with the leak and also the lack of communication and thinks the committee should communicate more and let everyone know what is going on. **SG** said that the committee find it difficult to get any information from Westminster, so often it does not have any updates to report back.

There being no other business **ID** closed the meeting at 8pm.